

075.0

0004

0005.0

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

778,600 / 778,600

USE VALUE:

778,600 / 778,600

ASSESSED:

778,600 / 778,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		ROBIN HOOD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: POTTER SUSAN R	
Owner 2:	
Owner 3:	
Street 1: 37 ROBIN HOOD ROAD	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: POTTER SUSAN R -
Owner 2: DELPRADO FERNANDO R -
Street 1: 37 ROBIN HOOD ROAD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .207 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Clapboard Exterior and 1634 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

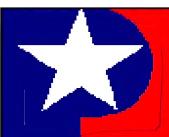
PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9033	Sq. Ft.	Site			0	70.	0.76	4									483,692						483,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9033.000	289,100	5,800	483,700	778,600		47595
							GIS Ref
							GIS Ref
							Insp Date
							11/17/18

**USER DEFINED**

Prior Id # 1: 47595
Prior Id # 2:
Prior Id # 3:
Date Time
12/30/21 03:38:27
Print
Date Time
12/23/2021 11:51:13
Last Rev
Date Time
12/10/2020 12/18/2019
ASR Map
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	289,100	5,800	9,033.	483,700	778,600		Year end	12/23/2021
2021	101	FV	280,600	5,800	9,033.	483,700	770,100		Year End Roll	12/10/2020
2020	101	FV	280,500	5,800	9,033.	483,700	770,000	770,000	Year End Roll	12/18/2019
2019	101	FV	219,600	5,800	9,033.	483,700	709,100	709,100	Year End Roll	1/3/2019
2018	101	FV	219,600	5,800	9,033.	414,600	640,000	640,000	Year End Roll	12/20/2017
2017	101	FV	219,600	5,800	9,033.	387,000	612,400	612,400	Year End Roll	1/3/2017
2016	101	FV	219,600	5,800	9,033.	331,700	557,100	557,100	Year End	1/4/2016
2015	101	FV	214,300	5,800	9,033.	297,100	517,200	517,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POTTER SUSAN R,	55026-75		7/22/2010	Convenience		1	No	No	
SONNICHSEN THEL	35322-290		4/23/2002	Family		1	No	No	Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/17/2018		Inspected						BS Barbara S
10/28/2018		MEAS&NOTICE						BS Barbara S
3/26/2009		Meas/Inspect						163 PATRIOT
10/20/1999		Meas/Inspect						263 PATRIOT
7/26/1993								RV

ACTIVITY INFORMATION

Date	Result	By	Name
Sign:	VERIFICATION OF VISIT NOT DATA		/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall: 3 - Aluminum	25 %	Roof Struct: 3 - Gambrel	Roof Cover: 1 - Asphalt Shgl	Color: BEIGE	View / Desir:	OTHER FEATURES	Kits: 1	Rating: Average	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:
GENERAL INFORMATION				CONDOS INFORMATION				RESIDENTIAL GRID									
Grade: C - Average	Year Blt: 1919	Eff Yr Blt:	Alt LUC:	Location:	Total Units:	Level	FY LR DR D K FR RR BR FB HB L O	1st Res Grid	Desc: Line 1	# Units 1	OPP (40)	24	FFL BMT (84)	SFL FFL BMT (816)	EFP 6 (36)		
Jurisdct:	Const Mod:	Lump Sum Adj:	% Own:	Floor:	Other	Upper	Lvl 2	Totals	RMS: 7	BRs: 4	Baths: 2	HB	14	14	14		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: AV - Average	31 %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL	Interior:	1 7 4			
Prim Floors: 3 - Hardwood	Sec Floors:	Total: 31 %	Override:	Economic:	%	Special:	%	Additions:					Kitchen:				
Bsmnt Flr: 12 - Concrete	Subfloor:			Override:				Baths:					Electric:				
Bsmnt Gar:	Electric: 3 - Typical							Plumbing:					Heating:				
Insulation: 2 - Typical	Int vs Ext: S							General:					Totals	1 7 4			
CALC SUMMARY				COMPARABLE SALES													
Basic \$ / SQ: 130.00	Size Adj.: 1.29243755	Const Adj.: 1.00969899	Adj \$ / SQ: 169.646	Rate	Parcel ID	Typ	Date	Sale Price									
Other Features: 86500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val											
LUC Factor: 1.00	Adj Total: 419054	Depreciation: 129907	Deprecated Total: 289148	Juris. Factor:		Before Depr:	169.65										
% AC:	Central Vac: NO	% Sprinkled:		Special Features: 0		Val/Su Net:	99.07										
% Heated: 100	Solar HW: NO	% Com Wal		Final Total: 289100		Val/Su SzAd	176.88										
MOBILE HOME				Make:	Model:	Serial #	Year:	Color:									
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 075.0-0004-0005.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1919	21.25	T	40	101			5,100		5,100
A2	WOOD SHD	D	Y	1	8X19	A	AV	1960	7.32	T	40	101			700		700
More: N	Total Yard Items:	5,800	Total Special Features:		Total:	5,800											
IMAGE																	
AssessPro Patriot Properties, Inc																	